

## DRAFT MINUTES HISTORIC PRESERVATION COMMISSION MAY 8, 2019

Minutes of the regular hearing of the Historic Preservation commission, of the City of Tempe, which was held at the Hatton Hall, 34 East Seventh Street, Tempe, Arizona.

### Regular Meeting 6:00 PM

**Present:**

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| Chuck Buss, Chair       | Steve Abrahamson, Principal Planner             |
| Martin Ball, Vice-Chair | John Southard, Historic Preservation Officer    |
| Matthew Bilsbarrow      | Brittainy Nelson, Administrative Assistant      |
| Chris Garraty           | Alex Smith, Deputy Director of Special projects |
| Jim Garrison            | Josh Ruffoer                                    |
| Elizabeth Gilbert       | Ryan Levesque Deputy Director of Planning       |
| Laurence Montero        |   |
| Joe Nucci               |   |

**Staff:**

- 1) **Call to Audience:** Persons wishing to address the Commission on any matter may do so at the discretion of the Chair. However, Arizona Open Meeting Law limits Commission discussion to matters listed on the posted agenda. Other topics may be placed on a future agenda for discussion.

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- 2) Voting of the Meeting Minutes

**Motion** by Commissioner Bilsbarrow to approve the Meeting Minutes of March 13, 219; second by Commissioner Garraty. Motion passed on 7-0 vote.

**Ayes:** Chuck Buss, Matthew Bilsbarrow, Chris Garraty, Jim Garrison, Elizabeth Gilbert, Laurence Montero, Joe Nucci

**Nays:** None

**Abstain:** Martin Ball

**Absent:** Gregory Larson

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- 3) Request for a certificate of appropriateness for proposed alterations to the **TEMPE MUNICIPAL BUILDING** (31 East 5th Street) for Council Chambers Remodel, Restroom Relocation, Landscape Redesign, And Tree Removal. The applicant is the City of Tempe.

Presentation by Staff, John Southard, Historic Preservation Officer

Mr. Southard informed the Commission that there was a little bit of documentation that was submitted for review and that most of the packet that was presented to the commissioners was for reference only. This project has been submitted to the Commission twice now for updates. The staff report reviews the proposal and the recommendation is approval with conditions. The conditions are spelled out in the report on page 8 and 9 of the staff report which are minor in nature. For instance, the last condition of the staff report on the tree removal. Has a suggested protection plan before the removal of trees. There was also lights that were suggested for the Hayden House. Staff believes that these conditions will allow for the project to move forward; while addressing preservation issues that remain to be decided so that they can be decided without having to bring it back to the commission.

Presentation from Applicant: Ms. Marilyn DeRosa

Ms. DeRosa stated that they have been before the Commission previously to talk about what the goals of the project are and what they hope to achieve. Her department submitted the plans in which Mr. Southard has used in his staff report. Ms. DeRosa stated that she did not have a presentation for the commissioners and was there if there are any questions or recommendations that the Commissioners may have.

Chair Buss asked the Commissioners if they had any questions for the applicant.

Vice-Chair Ball asked where the posting board would go.

Ms. DeRosa informed Vice-Chair Ball that the plan for the notice board is to be removed and put behind where the current board is. Which is where the restrooms will be located for ADA requirements. There are two locations on either side of the double doors where there will be video displays that cycle through City notices. There has been talk about attaching hard notices to the aggregate walls that are adjacent to the planter's boxers. However, she would like to have most of the City notices to be cycling on the video screen.

Vice-Chair Ball also stated that he was mostly concerned for rather or not the City's policy was moving more toward an electronic display as opposed to paper. But also, rather or not discussion had been had about the accessibility and the security of what we put on the City's property. Knowing that it is accessible to get down to the lower level but for someone in a chair or walker the accessibility to the path to get to that location may be hard. Vice-Chair Ball was curious if there was any discussion on bringing that to an elevation that was more readily fiscal to people who need assistance.

Ms. DeRosa informed Vice-Chair Ball that the accessibility path that Vice-Chair is referring to is to the west of the stairs has been identified as the closet location to access the Chambers. Ms. DeRosa has done a survey on that path and have identified a couple of panels between the bottom of the path and where the new entrance to the Council Chambers will be that have side slopes that are thick seamed, and it is in the plans to fix. For the most part the existing path will stay. However, signage will be important to ensure that the location of the Chambers will be easy to find. Ms. DeRosa found that the reason that some people don't go the Chambers for the meetings are because it is not accessible. Accessibility isn't just being sure that wheel chairs can get to the meeting but also being able to view the displays. There was a survey done on the accessibility for 5<sup>th</sup> street down to the chambers themselves to help meet all the requirements.

Vice-Chair Ball stated that it is a tough sale and it is hard to have the Council Chambers down a half level below the street level and it is what it is. Just curious if there has been any discussion about moving those to sidewalk level would be in the context of the building or if it was to remain down at the lower level where it is a longer distance for someone that need accessible means to get there.

Ms. DeRosa clarified that Vice-Chair Ball was referring to the entrance.

Vice-Chair Ball said that is incorrect he was referring to the message board since it is going to be moved.

Ms. DeRosa stated that has not been thought about that they had assumed that the message boards will remain down below at the face of the chambers. They did talk about finding the way but not about the message boards.

Chair Buss asked if any of the Commissioners had any other thoughts.

Chair Buss called for a motion:

Motion by Commissioner Nucci to approve the certificate of appropriateness for proposed alternations to the **Tempe Municipal Building** Council Chambers Remodel, Restroom Relocation, Landscape Redesign, And Tree Removal with the proposed conditions in the Staff Report; second by Commissioner Garrison. Motion passed on 8-0 vote.

**Ayes:** Chuck Buss, Matthew Bilsbarrow, Chris Garraty, Jim Garrison, Elizabeth Gilbert, Laurence Montero, Joe Nucci, Martin Ball

**Nays:**

**Abstain:**

**Absent:** Gregory Larson

Ms. DeRosa also wanted to clarify for the Commissioners that to do this project there are two trees that need to be removed. One of the trees are growing around the building anyways and is quite problematic the tree behind it though is less problematic but will also need to be removed.

Chair Buss Stated that he can see from the size of the tree that it will eventually cause structure damage.

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- 4) Discussion of Historic Preservation Office / Historic Preservation Commission administrative support, policies, and best practices

Steve Abrahamson stated that he is a Planner with the Community Development Planning Division and that Robbie Aaron who has been with this commission will be stepping down. Mr. Aaron is more attached to the long-range planning and Mr. Abrahamson will be taking over in his position. Mr. Abrahamson also introduced Brittiany Nelson who will be the Administrator Assistance taking minutes and providing correspondence to the Commissioners.

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- 5) Discussion of logistics related to meeting scheduling, coordination, and location(s)

Mr. Abrahamson stated that the Commissioners will be meeting at the Tempe Historic Museum on the Corner of Rural and Southern. All the Council Chambers meetings will be meeting there while the Council Chambers are being renovated the rational is to get the Historic Preservation Commission up to par with the rest of the other Boards and Commissions. Where the meetings will be televised on Channel 11 to help operate the same as the other meetings in the department. Next month as Mr. Abrahamson understands it the Commissioners will not be meeting because most of the Commissioners will be in Prescott.

Mr. Southard stated that unless there is a pressing action item at which point there will need to be a strategy in place for when to meet which will be determined soon based upon the submittal deadlines. Generally speaking the commissioners have not meet because of logistics which will likely be the case for this year.

Mr. Abrahamson made sure that all the Commissioners have a copy of the HPC deadline calendar and asked if there are any questions or concerns.

Chair Buss asked for clarification on the hand out regarding the location on where the commissioners will be meeting, it stated that the Historic Preservation Commission will be meeting at Hatton Hall or the Tempe Historic

Museum. Particuly in July it does show Hatton Hall is the Commission moving in July.

Alex Smith stated there was an update on the location for the Commission location about an hour ago. While they where in the process of moving all the commissions there is a conflict with another group that is meeting at 6pm on the second Wednesday of the month where they used to be on the second Tuesday but with the Hearing Officer they got pushed so for convenience the plan is to keep the Historic Preservation Commission at Hatton Hall tile the Council Chambers are done being renovated.

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6) Charles T. Hayden House Update

Mr. Southard stated that the last time in March there was still discussion of the san tan adobe blocks that were asphalt stabilize and slightly darker. It had what could be described as a weeping mortar look to it. That was not in the original scope of work. It was something was either left and re-plastered over or not plastered over and address later as City funding became available. As things have worked out the funding has been identified and all the san tan abobe will be replaced.

Mr. Southard stated that prior to the Commissioners last meeting the 1968 and 1969 additions to Monti's has been demolished and two thirds of what was Monti's is no longer there. There is now just a rectangular foot print of the 1873 Charles T Hayden House courtyard. And the Courtyard will be removed and be open as relates to the demolition. There was a very small area of the western portion of the 1969 that was the restaurant that had a grease trap that was a bit deeper than was originally planned. Native soil that was disturbed and there has been some broken glass.

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7) Chair / Staff Updates

Mr. Southard informed the Commissioners that there are Urban Core Masterplan updates to held on Saturday May 18, 2019 9-10:30 am, and Monday May 20, 2019 there will be two sessions one at 11:30am to 1pm and 6pm to 7:30pm. The draft is on the website at [Tempe.gov/urbancore](http://Tempe.gov/urbancore) there are two sets of drafts one for the TOD and one for the Urban Core Master Plan. The Public Comments period runs through Sunday June 2, 2019. There will be a presentation to the Commissioners during the July meeting.

Ryan Levesque added that there is a fully complete draft online where it holds two different documents one is the Urban Core Masterplan which is a guided policy document and the TOD draft document which is regulatory for land use and development standards control for transportation. There is the existing transportation and it will go over into some new areas.

Mr. Southard then switched gears and talked about the Tempe Buttes water tanks rehab. There was a condition of approval to work with Pima Maricopa Indian Community to help blend in what is known as the Hollywood Chinchilla. Although it is not a designated property the City does have a water tower on top of Bell View down by Broadway and I10 it is owned by the County, but the City is rehabbing the water tank on top of that. Following the same procedures as the Tempe Buttes they went over several possibilities and the consensus was Tan Bark for painting the tanks. As relates to the removal of the communication broad tower and foundation of the Tempe Buttes is under way and is currently in the process of removing asbestos.

Mr. Southard also made a brief comment that the Commissioners should be aware that the University Park eligibility with being AG has come into question a few times.

Mr. Southard stated that he would like to thank Brittainy for gratefully signing on even if she is not aware of what she has gotten into. However, the minutes were Brittainy's doing and they were phenomenal.

- 8) Current Events / Announcements / Future Agenda Items
- Member Announcements
  - **Staff Announcements**

Hearing adjourned at 6:33pm

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Prepared by: Brittainy Nelson, Administrative Assistant  
Reviewed by:



Steve A. L. Henry

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